



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 1

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RDMS DocID

108035

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

April 17, 2009

Mr. Edward Lapidus
Wampus Milford Associates, LLP
JMG Milford Realty, LLC
9 Hopes Farm Lane
Bedford, NY 10506

RCRA RECORDS CENTER
FACILITY *Walter Milford*
I.D. NO. *CT DEP 155232*
FILE LOC. *R-1B*
OTHER **108035*

RE: DRAFT Table 1 – Scope of Work for Closure Under the RSRs – Lot 1
80 Wampus Lane, Milford, CT

Dear Mr. Lapidus:

Thank you for having Environmental Resources Management (ERM) prepare the DRAFT Table 1 – Scope of Work for Closure Under the RSRs for Lot 1, 80 Wampus Lane, Milford, CT ("Table 1") (enclosed as Attachment I). The U.S. Environmental Protection Agency (EPA) and the Connecticut Department of Environmental Protection (DEP) received the table via e-mail from ERM dated March 23 and discussed Table 1 with Jim Pfeifer of ERM on March 24. The purpose of this letter is for EPA and DEP to provide our feedback on Table 1.

I. Background

A. EPA and DEP's December 2, 2008 letter to Wampus Milford Associates (WMA)

EPA and DEP sent a letter to WMA dated December 2, 2008 (enclosed as Attachment II). In general, the December 2, 2008 letter did the following:

1. Identified data gaps for Lot 1 which require evaluation to complete a comprehensive site characterization of the property. EPA and DEP had identified these data gaps based on our review of the March 6, 2008 Site Investigation and Remediation Status Report and the August 2002 Annual Summary Report.
2. Requested that WMA provide, within 60 days of the letter date, a proposed schedule for all additional investigation needed to characterize the nature and extent of hazardous waste or hazardous constituent releases at or from the entire WMA Site (as defined in the December 2, 2008 letter) to meet RCRA Corrective Action and Connecticut Property Transfer Act (CPTA) requirements. The letter further specified that the schedule must provide, at a minimum, projected dates for the work plan/quality assurance project plan submittal, fieldwork start and completion, and report submittal of investigation of the Stubby Plain Brook, the Wood Block Area, and any other areas of the WMA Site where additional information is needed to achieve RCRA Corrective Action and CPTA requirements as well as projected dates for submittal of human health and ecological risk assessment deliverables.

B. EPA and DEP's January 15, 2009 meeting with WMA and ERM and Follow-up

EPA, DEP, WMA, and ERM met at CT DEP's office in Hartford, CT on January 15, 2009 to discuss the December 2, 2008 letter. At the meeting, WMA agreed to provide the information requested in the December 2, 2008 letter in accordance with the timeframe set out in the letter (i.e., by February 1, 2009).

II. EPA and DEP Comments on Table 1

The scope of work for Lot 1, included in Table 1, proposes to address the data gaps, relative to Lot 1, identified in EPA and DEP's December 2, 2008 letter. In general, the scope of work is acceptable to EPA and DEP as a step toward meeting RCRA Corrective Action and CPTA requirements at Lot 1. However, please be advised that the submission of Table 1, which only covers Lot 1 at the WMA Site, does not constitute compliance with the requirements of EPA and DEP's December 2, 2008 letter. As noted in the December 2, 2008 letter, WMA's schedule needs to address

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contamination at the entire WMA Site, not just Lot 1. Contamination at the remainder of the Site, including Lot 2 and any impacts to the 2.473-acre parcel to be deeded to the City of Milford, as described in the December 2, 2008 letter, must also be addressed.


In implementing the scope of work, please also consider the following:

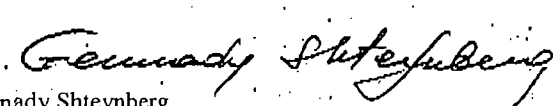
1. As we discussed on March 24, please begin site-wide groundwater monitoring, as proposed in Table 1, as soon as possible. Site-wide groundwater data will be important for assessing compliance with the Connecticut Remediation Standard Regulations and for determining whether post-closure monitoring of the former RCRA surface impoundments can be terminated.
2. Table 1 proposes collection of 8 additional soil gas samples outside of the 2006 survey area to confirm the extent of the proposed Industrial Commercial Soil Vapor Volatilization Criteria (I/C SVVC) exceedances for trichloroethylene (TCE). In planning soil gas sample locations, please consider all existing soil and soil gas data from under the building. Please locate samples so as to cover areas with known or potential volatile organic compound (VOC) impacts in soil and/or soil vapor.
3. As requested in EPA and CT DEP's December 2, 2008 letter, please include TPH and hexavalent chromium as analytical parameters for the groundwater monitoring proposed in Table 1.

Within 30 days of the date of this letter, please provide to EPA and DEP the additional information requested in EPA and DEP's December 2, 2008 letter that has not yet been submitted. With respect to Lot 1, EPA and DEP expect that a scope of work and schedule for the tasks identified in Table 1, as modified by this letter, will be adequate to satisfy the request. With respect to Lot 2 and the 2.472 acre parcel, please submit a project schedule as originally requested in EPA and DEP's December 2, 2008 letter.

Please do not hesitate to call Stephanie Carr of EPA at 617/918-1363 or Gennady Shteynberg of CT DEP at 860/424-3283 if you have any questions on this letter.

Sincerely,


Stephanie Carr
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Enclosures

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